

CITY COUNCIL AGENDA REPORT


SUBJECT: Public Hearing – Zone Change No. 2009-01 (Rioseco). Proposed Zone Change from C-H, Commercial Highway to IND, General Industrial for approximately 100 acres of land generally located along the north side of Cole Blvd. and west of W. Van De Graaff Blvd. extending to the railroad tracks.

Zoning Ordinance Text Amendment No. 2009-01- The Zoning Ordinance Text Amendment proposes the addition of an unlisted use, “automobile wrecking” to the IND, General Industrial zone category subject to the issuance of a Conditional Use Permit.

AGENDA DATE: May 20, 2009

PREPARED BY: Mark Vasquez, Associate Planner

REVIEWED BY: Armando G. Villa, Director of Planning & Development Services

APPROVED FOR AGENDA BY: Ralph G. Velez, City Manager 

RECOMMENDATION:

- 1.) Adoption of Resolution No. 2009-___ approving Negative Declaration No. 2009-01 without monitoring plan for Zone Change No. 2009-01 and Zoning Ordinance Text Amendment No. 2009-01
- 2.) Adoption of Ordinance No. _____ approving Zone Change No. 2009-01. (conduct first reading and introduce Ordinance No. _____)
- 3.) Adoption of Resolution No. _____ approving Zoning Ordinance Text Amendment. No. 2009-01. (conduct first reading and introduce Ordinance No. _____).

FISCAL IMPACT: None.

BACKGROUND INFORMATION: The Planning Commission reviewed a request for a zone change from C-H, Commercial Highway to IND, General Industrial for approximately 100 acres of land generally located along the north side of Cole Blvd. and west of W. Van De Graaff Blvd. extending to the rail road tracks. The Planning Commission also reviewed a proposed Zoning Ordinance Text Amendment request in order to add an unlisted use, “auto wrecking” to the IND zoning category either as an outright allowable use or a use allowed subject to the issuance of a Conditional Use Permit.

The zone change application was initiated by Mr. Luis Armando Rioseco in order to allow the establishment of an auto wrecking, recycling and dismantling business on his property located at 2411 Enterprise Blvd. The site is currently zoned CH, Commercial Highway. The current CH zoning does not permit auto dismantling. City staff reviewed the submitted application and determined that the existing Commercial Highway zoning was inconsistent with the General Plan which designates the site and surrounding areas for General Industrial and Business Park Land uses. Zones that would be consistent with this land use designation include the IR, Industrial Rail and IND, General Industrial zones.

Staff further determined that the adjacent properties were also zoned CH and therefore, also not in conformity with the General Plan. Because of this, the project site was expanded in order to bring the zoning of the surrounding areas into conformity with the General Plan as mandated by State law. The expanded subject site consists of about 100 acres of land and is generally located along the north side of Cole Blvd. and west of W. Van De Graff Blvd. extending to the railroad tracks.

Because auto wrecking uses are not currently listed in either of the industrial zones, a zoning ordinance text amendment is being processed in order to add it to the IND, zone as an allowable use. The Planning Commission considered whether the use should be allowed outright or subject to the issuance of a Conditional Use Permit. After hearing testimony from the public concerning the land uses and zoning of the expanded area, it was the consensus of the Planning Commission that the western portion of subject site, located west of Sunset Blvd. and north of Cole Blvd., at this time, be excluded from the rezoning proposal.

Negative Declaration No. 2009-01 was considered for the proposal and adopted by the Planning Commission. Because the zone change would bring the site into conformity with the general plan, it was the recommendation of the Planning Commission that the zone change be approved with the exclusion of the western portion of the expanded area. It was also the recommendation of the Planning Commission that the Zoning Ordinance Text Amendment, adding "auto wrecking" to the IND, General Industrial zoning category, be approved subject to the issuance of a Conditional Use Permit.

EXHIBITS:

- A. Staff Report to Planning Commission.
- B. Official Planning Commission Recommendation and Findings (P.C. Resolution No.'s 2009-07, 08 & 09).
- C. City Council draft Negative Declaration Resolution.
- D. City Council draft Zone Change Ordinance.
- E. City Council draft Zoning Ordinance Text Amendment Ordinance.

PLANNING COMMISSION STAFF REPORT

DATE: Monday, April 27, 2009

TO: Chairperson and Members of the Planning Commission

FROM: Armando G. Villa, Director of Planning & Development Services

PREPARED BY: Mark Vasquez, Associate Planner *W*

PROJECT TITLE: **Uniform Application No. 2009-02**
Negative Declaration No.2009-01; Zone Change No.2009-01 and
Zoning Ordinance Text Amendment No. 2009-01

APPLICANT: Luis Armando Rioseco, 20 Palm Drive
Calexico, CA 92231

OWNER: Same

PROJECT REQUESTS

- Negative Declaration No. 2009-01: City staff reviewed the project and determined that no significant environmental impacts would result from the proposal. Negative Declaration No.2009-01 was prepared in accordance with the California Environmental Quality Act (CEQA), Guidelines.
- Zone Change No. 2008-06: The Zone Change proposes the re-zoning of approximately 100 acres of land from C-H, Commercial Highway to IND, General Industrial.
- Zoning Ordinance Text Amendment No.2009-01: The requested Zoning Ordinance Text Amendment proposes the addition of an unlisted use, "automobile wrecking" to the IND General Industrial zone as either and outright allowable use or as a use allowed subject to the issuance of a Conditional Use Permit.

PLANNING COMMISSION STAFF REPORT

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**PROJECT TITLE: UNIFORM APPLICATION NO. 2009-02: RIOSECO:
NEGATIVE DECLARATION NO. 2009-01, ZONE CHANGE
NO. 2009-01 AND ZONING ORDINANCE TEXT
AMENDMENT NO.2009-01**

BACKGROUND

The zone change application was initiated by Mr. Luis Armando Rioseco in order to allow the establishment of an auto wrecking, recycling and dismantling business on his property located at 2411 Enterprise Blvd. which is currently zoned CH, Commercial Highway. The current CH zoning does not permit auto wrecking or dismantling. City staff reviewed the submitted application and determined that the existing Commercial Highway zoning was inconsistent with the General Plan which designates the site and surrounding areas for General Industrial and Business Park Land uses. Zones that would be in conformity with this land use designation include the IND, General Industrial zone and the IR, Industrial Rail zone.

Staff further determined that the adjacent properties were also zoned CH and therefore, not in conformity with the General Plan. Because of this, the project site was expanded in order to bring the zoning of the surrounding areas into conformity with the General Plan as mandated by State law. The expanded subject site consists of about 100 acres of land generally located north of Cole Road and west of Van De Graff Blvd. extending to the railroad tracks.

In addition Mr. Rioseco was also advised early that auto wrecking, recycling and dismantling uses were not listed uses either under the CH, Commercial Highway or IND, General Industrial zones. Consequently, Mr. Rioseco was also informed that a Zoning Ordinance Text Amendment application would need to be submitted in order to add the unlisted use, "auto wrecking" to the General Industrial zoning category.

An Initial Study/Negative Declaration for the project was prepared for the proposal pursuant to the CEQA Guidelines. The Initial Study/Negative Declaration was conducted as a policy-level analysis and not project level since the application(s) do not propose any physical development. The Initial Study/Negative Declaration was mailed to all affected public agencies for a 20 day public review period which started on March 6, 2009 and ended on April 1, 2009. Comment letters were received by the Imperial County Air Pollution Control District and the Public Utilities Commission generally describing their areas of concern. A response was provided by city staff to each agency addressing their concerns.

The public hearing was noticed in the Imperial Valley Press and included direct mailing to all property owners located within 300' of the project site for the change of zone.

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PROJECT TITLE:

UNIFORM APPLICATION NO. 2009-02: RIOSECO:
NEGATIVE DECLARATION NO. 2009-01, ZONE CHANGE
NO. 2009-01 AND ZONING ORDINANCE TEXT
AMENDMENT NO.2009-01

PROJECT LOCATION

The expanded project site is generally located north of Cole Road and west of W. Van De Graaff Blvd., extending westerly to the railroad tracks. The site consists of approximately 100 acres of land under separate ownership. The site mostly contains mixed industrial uses consisting of trucking and warehousing businesses, vacant land and a Montessori school. The site is bordered to the north by trucking and warehousing, to the south and west by car storage yards and to the east by a theater/restaurant. The site is bordered to the north and south by the IND zone; to the east by the CH zone and west by the M1 zone as designated by Imperial County.

ENVIRONMENTAL SETTING

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Trucking and Warehousing	(C-H) Commercial Highway	Industrial Business Park
North	Trucking and Warehousing	(IND) General Industrial	Industrial
South	Car Storage Yard	(IND) General Industrial	Industrial
East	Theater and Restaurant uses	(C-H) Commercial Highway	Commercial Highway
West	Car Storage Yard	(M1) Imperial County	Geothermal Urban

PROJECT DESCRIPTION(S)

The project proposes a change of zone from CH, Commercial Highway to IND, General Industrial in order to bring the site into conformity with the General Plan. The IND, General Industrial zone is intended as an area for modern industrial, research, and administrative facilities that can meet high performance and development standards.

The Zoning Ordinance Text Amendment proposes the addition of an unlisted use, "automobile wrecking" to the IND, General Industrial zoning category as either an outright allowable use or a use allowed subject to the issuance of a Conditional Use Permit.

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PROJECT TITLE: UNIFORM APPLICATION NO. 2009-02; RIOSECO;
NEGATIVE DECLARATION NO. 2009-01, ZONE CHANGE
NO. 2009-01 AND ZONING ORDINANCE TEXT
AMENDMENT NO.2009-01

ANALYSIS AND DISCUSSION

The submitted applications are being proposed in order to bring the site into conformity with the General Plan and to allow the establishment of an auto wrecking, recycling, and dismantling business at 2411 Enterprise Blvd. As indicated previously, the current commercial highway zoning is not in conformity with the General Plan. The General Plan designates the site and surrounding areas for General Industrial and Business Park land uses. In this regard, staff further determined that the adjacent properties were also zoned CH and therefore, not in conformity with the General Plan. Because of this, the initial site was expanded in order to bring the zoning of the entire area into conformity with the General Plan.

The expanded subject site consists of about 100 acres of land generally located north of Cole Road and west of Van De Graff Blvd. extending to the railroad tracks.

State law requires that the zoning on any parcel be consistent with the parcel's General Plan Land use designation. If not consistent, prior to development approval, a zone change is required to create consistency.

The General Industrial zone is intended as an area for modern industrial, research, and administrative facilities that can meet high performance and development standards. It appears, therefore, that Industrial zoning would be the zoning which would be more compatible for the proposed auto wrecking, recycling and dismantling use. With the site rezoned to IND, any of the uses permitted in the IND zone could be allowed and the entire area brought into conformity with the General Plan. In this regard, a copy of the allowable uses in the IND zone is attached for your information under attachment A.

The proposed Zoning Ordinance Text Amendment proposes minor modifications to the current General Industrial Zone provisions under Section 17.07.120, Permitted and Conditional uses – I zones(C) - Services, and proposes to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone category as either an outright allowable use or a use allowed subject to the issuance of a Conditional Use Permit.

For example, a proposed project or use meeting the definition of an auto wrecking, recycling or dismantling use may be allowed subject to the issuance of a Conditional Use Permit (CUP) if determined to be required. On the other hand, a proposed project or use meeting the same definition may be allowed outright if issuance of a CUP is not determined to be required.

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**PROJECT TITLE: UNIFORM APPLICATION NO. 2009-02: *RIOSECO*;
NEGATIVE DECLARATION NO. 2009-01, ZONE CHANGE
NO. 2009-01 AND ZONING ORDINANCE TEXT
AMENDMENT NO.2009-01**

SUMMARY AND RECOMMENDATIONS

Staff has reviewed the proposed zone change from CH, Commercial Highway to IND, General Industrial and Zoning Ordinance Text Amendment to add the unlisted "auto wrecking" use to the IND zoning category. As noted throughout this report, the proposal was found to be inconsistent with the general plan, therefore, no other options were available except to expand the area and create the consistency required by state law. Recent development of the Town Center Industrial Park along the Cole Road corridor, confirms that the site may be more suitable for Industrial development rather than retail commercial.

Under the state law city and county zoning ordinances and maps must be consistent with their general plan. The site was expanded in order to bring the zoning of the surrounding areas in to conformity with the city's General Plan. The various land uses authorized by the zoning ordinance must be compatible with the objectives, policies, general land uses and programs specified in the General Plan.

The proposed "auto wrecking" use as indicated throughout this report was not listed either under the Commercial or Industrial zoning category. As a result, staff felt the use was compatible with the IND zoning category. Because auto wrecking, dismantling and recycling uses may not be the most appealing types of development, city staff felt it was appropriate to allow the, "auto wrecking" use subject to the issuance of a Conditional Use Permit (CUP). In light of the above, staff would have no objections to the proposals.

Options available to the Commission regarding the proposal include the following:

1. Motion to recommend approval of the proposed zone change and/or zoning ordinance text amendment subject to the adoption of the required findings.
2. Motion to deny the proposed zone change and/or zoning ordinance text amendment subject to the adoption of the required findings against the proposals.
3. Motion to continue the hearing for further study.

It is staff recommendation that the Planning Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because the zone change would create conformity with the General Plan and the added "auto wrecking" use would be compatible with the IND zoning category, it is staff recommendation that the proposed zone change and zoning ordinance text amendment be recommended for approval by taking the following actions:

PLANNING COMMISSION STAFF REPORT


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**PROJECT TITLE: UNIFORM APPLICATION NO. 2009-02: RIOSECO:
NEGATIVE DECLARATION NO. 2009-01, ZONE CHANGE
NO. 2009-01 AND ZONING ORDINANCE TEXT
AMENDMENT NO.2009-01**

- 1) Motion to adopt Planning Commission Resolution No. 2009 -__ (Attachment 2), finding that Negative Declaration No. 2009-01 was considered for the proposal.
- 2) Motion to adopt the applicable findings under Planning Commission Resolution No. 2009-__ (Attachment 3), recommending approval of Zone Change No. 2009-01.
- 3.) Motion to adopt the applicable findings under Planning Commission Resolution No. 2009-__ (Attachment 4), recommending approval of Zoning Ordinance Text Amendment No. 2009-01 adding "auto wrecking" use to the IND, General Industrial Zone subject to the approval of Conditional Use Permit procedures.

PREPARED BY: MARK VASQUEZ, ASSOCIATE PLANNER

APPROVED BY:
**ARMANDO G. VILLA, DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES**

ATTACHMENTS

1. **NEGATIVE DECLARATION NO. 2009-01**
2. **PLANNING COMMISSION RESOLUTION NO. 2009-__FOR NEGATIVE
DECLARATION NO. 2009-01**
3. **PLANNING COMMISSION RESOLUTION NO. 2009-__FOR ZONE
CHANGE NO. 2009-01.**
4. **PLANNING COMMISSION RESOLUTION NO. 2009-__ FOR ZONING
ORDINANCE TEXT AMENDMENT NO 2009-01.**

	I	IR
A. Manufacturing		
1. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobaccos, wood, and yarns; novelty items, (not including fireworks or other explosive type items), electrical and related parts; electrical appliances, motors, and devices; radio, televisions, phonograph, and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils)	P	P
2. Furniture upholstery	P	P
3. Rubber and metal stamp manufacturing	P	P
4. Laboratories, chemical, dental, electrical, optical, mechanical, and medical	P	P
5. Bottling plants	P	P
6. Cement products manufacturing	C	C
7. Packing houses	P	P
8. Citrus products manufacturing, including frozen foods	P	P
B. Storage and Wholesale Trades		
1. Mini storage, public storage, and storage warehouses. (No retail or wholesale selling is permitted, no outdoor storage and no habitation of any kind)	P	P
2. Moving and storage firms	P	P
3. Building materials and lumber storage yards and/or contractors yards	P	P
4. Building equipment storage, sales, rentals	P	P
5. Automobile fleet storage	P	P
6. Livestock sales and feed yards	X	C
7. Trailer, truck or bus terminal	P	P
C. Services		
1. Animal hospital or veterinary clinic and/or office		
a. Large animal	P	P
b. Small animal	P	P
2. Automobile, truck, mobile home, and/or tractor services including but not limited to sales, rental agencies, body repair, painting, and car washes	P	P

3. Blueprinting and photocopying	P	P
4. Business, professional, and research offices	P	P
5. Cleaning and dyeing plant	X	C
6. Distributors, showrooms, and administrative offices	P	P
7. Eating and drinking establishments		
a. Bars	C	C
b. Nightclubs, cabarets, restaurants, coffee shops, delicatessens:		
1. With alcoholic beverages and/or entertainment	C	C
2. Without alcoholic beverages, but including entertainment	P	P
3. Without alcoholic beverages	P	P
c. Snack bars, take-out only, refreshment stands contained within a building	P	P
d. Fast food restaurants with drive-in or drive-through	P	P
8. Kennels	P	P
9. Newspaper publishing, printing, and distribution, general printing, and lithography	P	P
10. Gasoline dispensing and/or automotive service station	P	P
11. Retail commercial when the parking requirements for commercial uses have been provided in accordance with Chapter 17.13	P	P
12. Tire retreading and recapping	P	P
13. Motels, hotels and convention centers	C	C
14. Swap meets (in accordance with Chapter 5.76)	P	P
D. Public and Semi-Public Uses		
1. Day nurseries, day care schools and nursery schools	P	P
2. Post offices and post terminals	P	P
3. Public facilities, including but not limited to city headquarters, Imperial irrigation district, public utility, state, county, and federal facilities, libraries, public offices, pumping stations, wastewater treatment plants, equipment buildings, and similar installations	P	P
4. Public utility service yards	P	P
5. Educational institutions public or private including vocational schools	P	P
6. Religious institutions	P	P
E. Agricultural Uses		
1. Farms or ranches for orchards, tree crops, field crops, truck	P	P

or flower gardening, and growing of nursery plants, including the sale of products raised on the premises		
2. Animal grazing and raising, commercial or noncommercial, only when said property is vacant and one acre or greater in size	P	P
F. Accessory Uses		
1. Accessory structures and uses located on the same site as a permitted or conditional use	P	P
2. Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms	P	P
3. Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use	P	P
G. Temporary Uses		
1. Temporary uses as prescribed in Section 17.11.120	P	P

(1992 zoning ord. (part))

17.07.130 Property development standards--I zones.

Prior to the construction of any building or structure on any lot within the I zones, a development review is required pursuant to Chapter 17.01, Article VII. The following property development standards shall apply to all land and buildings other than accessory buildings authorized in this zone. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having a lot size less than four thousand square feet. Each building site shall have a minimum twenty-foot-wide vehicular access to a street.

	I	IR
A. General Requirements		
The following requirements are minimums unless otherwise stated.		
1. Lot area, net square feet	10,000	43,560 (1 Ac.)
2. Lot width (in feet)	100	100
3. Lot depth (in feet)	100	100
4. Front yard setback (in feet)	15	15
5. Side yard setback, each side (in feet)	0	0
6. Street side yard setback (in feet)	10	10
7. Rear yard setback (in feet)	0	0
8. Lov coverage, maximum	60%	60%

INITIAL STUDY/NEGATIVE DECLARATION NO. 2009-01

FOR

ZONE CHANGE NO. 2009-01 and

ZONING ORDINANCE TEXT AMENDMENT NO. 2009-01

Prepared By:
CITY OF Calexico, Development Services Department
608 Heber Ave.
Calexico, CA 92231

March, 2009

I. INTRODUCTION

A. PURPOSE

This document is a policy-level Initial Study in order to evaluate the environmental impacts resulting from a proposed Zone Change from C-H, Commercial Highway to IND, General Industrial for approximately 100 acres of land generally located along the north side of Cole Blvd. and west of Van De Graaff Boulevard. The document also evaluates a proposed Zoning Ordinance Text Amendment which proposes to add an unlisted use, "automobile wrecking," to the IND, General Industrial zone as either an outright allowable use or as a use subject to the issuance of a Conditional Use Permit.

For purposes of this document, the application described in this Initial Study/Negative Declaration will be referred to as the "proposed project."

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines, an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental clearance without any further analysis required.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the City of Calexico; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

The City of Calexico City Council is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for carrying out or approving a project which may have significant effects upon the environment.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform City of Calexico decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The City of Calexico City Council, as the Lead Agency, has determined that environmental clearance for the proposed application(s) can be provided with a Negative Declaration. The Initial Study and Notice of Availability and Intent to Adopt prepared for the Negative Declaration will be circulated for a period of 20 days for public and agency review. Comments received on the document will be considered by the Lead Agency before it acts on the proposed applications.

D. CONTENTS OF INITIAL STUDY

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

I. INTRODUCTION presents an introduction to the entire report. This section identifies City of Calexico contact persons involved in the process, scope of environmental review, environmental procedures, and incorporation by reference documents.

II. PROJECT DESCRIPTION describes the proposed applications. A description of discretionary approvals and permits required for project implementation is also included.

III. ENVIRONMENTAL CHECKLIST FORM contains the City's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed project and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

IV. ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation. In this section, mitigation measures are also recommended, as appropriate, to reduce adverse impacts to levels of less than significance.

V. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

VI. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in preparation of this Initial Study and Mitigated Negative Declaration.

VII. REFERENCES lists bibliographical materials used in preparation of this document.

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is stated and responses are provided according to the analysis undertaken as part of the Initial Study. All responses will take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. Project impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the referenced information sources show that the impact simply does not apply to the proposed application.
2. **Less Than Significant Impact:** Development associated with project implementation will have the potential to impact the environment. These impacts, however, will be less than the levels of thresholds that are considered significant and no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and explain how the measures reduce the effect to a less than significant level.
4. **Potentially Significant Impact:** Future implementation will have impacts that are considered significant and additional analysis and possibly an EIR are required to identify mitigation measures that could reduce these impacts to less than significant levels.

Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are established for the proposed project. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the City's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

F. TIERED DOCUMENTS, INCORPORATION BY REFERENCE, AND TECHNICAL STUDIES

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, and technical studies that have been prepared for the proposed project and applications, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

For this document, the "City of Calexico General Plan Update/Final EIR" (approved in 2007) serves as the broader document, since it analyzes the entire City area, which includes the proposed project site. However, as discussed, site-specific impacts, which the broader document (City of Calexico General Plan Update/Final EIR) cannot adequately address, may occur for certain issue areas. This Initial Study and Negative Declaration identify potentially significant impacts. This document therefore, evaluates each environmental issue alone and will rely upon analysis contained within the City of Calexico General Plan Update Final EIR with respect to remaining issue areas.

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 1515. of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference the document from which it is tiered, the City of Calexico General Plan Update and Final Environmental Impact Report, prepared in 2007. This document will be referred to as the "General Plan EIR".

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR shall be made available, along with this document, at the City of Calexico, Development Services Department, 608 Heber Ave. Calexico CA 92231, ph. (760) 768-2118.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). This document is available at the City of Calexico, Development Services Department, 608 Heber Ave. Calexico, CA. 92231, ph. (760) 357-0784.
- This document must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, this document must describe the relationship between the incorporated information and the analysis in the General Plan EIR (CEQA Guidelines Section 15150[c]). As discussed above, the General Plan Update EIR addresses the entire City of Calexico and provides background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
- This document must include the State identification number of the incorporated document (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the General Plan Update/EIR is 2004071615.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]).

G. POLICY LEVEL ENVIRONMENTAL ANALYSIS

This environmental document evaluates impacts resulting with a proposed Zone Change from CH, Commercial Highway to IND, General Industrial and Zoning Ordinance Text Amendment applications. As will be discussed in the next chapter, there is no physical project or development actually being proposed at this time.

The applications were initiated by Mr. Luis Armando Rioseco in order to allow the establishment of an auto wrecking, recycling and dismantling business on property located at 2411 Enterprise Blvd. which is currently zoned CH, Commercial Highway. The current zoning does not permit auto dismantling. City staff reviewed the submitted applications and determined that the existing Commercial Highway zoning was inconsistent with the General Plan which designates the site and surrounding areas for General Industrial and Business Park Land uses. Staff further determined that the adjacent properties were also zoned CH and therefore, not in conformity with the General Plan. Because of this, the initial site has been expanded in order to bring the zoning of the area into conformity with the General Plan. The expanded subject site consists of about 100 acres of land generally located north of Cole Road and west of Van De Graff Blvd. The site is further described as APN's: 59-343-6, 59-343-16, 59-343-14, 59-343-3, 59-343-2, 59-343-1, 59-343-13, 59-343-12, 59-343-11, 59-343-18, 59-343-8, 59-343-7, 59-344-10, 59-343-4, 59-344-3, 59-344-2, 59-344-1, 59-344-13, 59-344-12, 59-344-11, 59-342-15, 59-342-14, 59-342-20, 59-342-19, 59-342-12, 59-342-25, 59-342-26, 59-342-17, and the southerly 1,300 feet of parcel 7 as shown in assessor's parcel book 59 page 02 containing perimeter east line of the right-of-way of the Southern Pacific Railroad, north right-of-way line of Cole Road, and the west right-of-way line of Sunset Blvd.

The Zoning Ordinance Text Amendment proposes the addition of an unlisted use, "automobile wrecking" to the IND, General Industrial zone designation as either an outright allowable use or allowed subject to the issuance of a Conditional Use Permit.

Therefore, this Initial Study and Negative Declaration will be conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to bring the zoning of the site into conformity with the City's General Plan and to add an unlisted use to the IND, General Industrial zone. Physical development is not being proposed at this time or analyzed in these environmental documents.

Any future redevelopment of the project site would require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals.

Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are established for the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the City's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

II. PROJECT DESCRIPTION

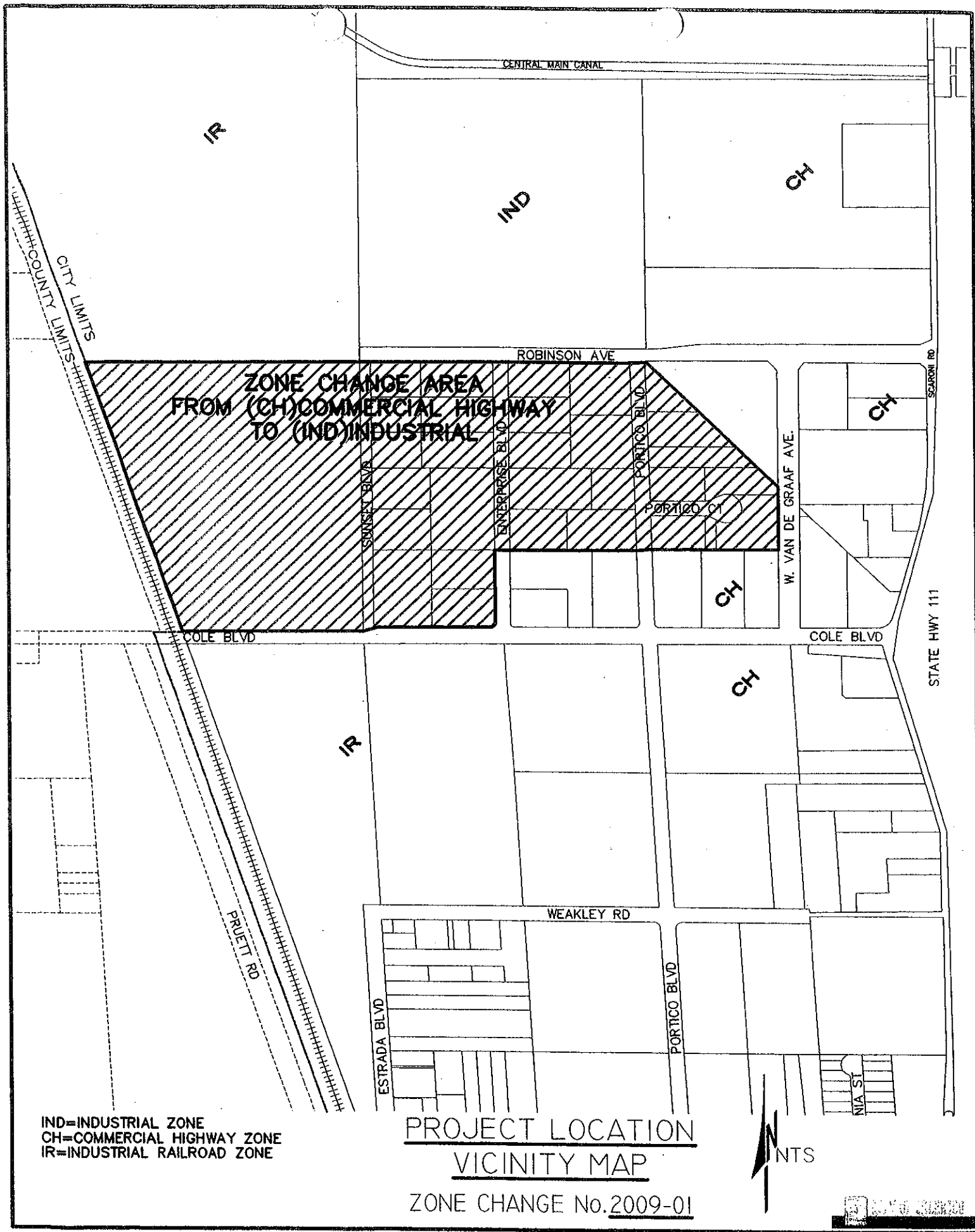
A. PROJECT LOCATION AND SETTING

The entire project area is generally located north of Cole Road and west of W. Van De Graaff Blvd. and consists of approximately 100 acres of land under separate ownership. The site contains mixed industrial uses consisting of trucking and warehousing businesses and vacant land.

B. PROJECT DESCRIPTION

The project proposes a change of zone from CH, Commercial Highway to IND, General Industrial in order to bring the site into conformity with the General Plan. The General Industrial zone designation is one which is intended as an area for modern industrial, research, and administrative facilities that can meet high performance and development standards. Activities in such zones, are intended to promote employment opportunities in manufacturing, service, research, and development, engineering and wholesale trade.

The Zoning Ordinance Text Amendment proposes the addition an unlisted use, "automobile wrecking" to the IND, General Industrial zone designation as either an outright allowable use or allowed subject to the issuance of a Conditional Use Permit.



IND=INDUSTRIAL ZONE
CH=COMMERCIAL HIGHWAY ZONE
IR=INDUSTRIAL RAILROAD ZONE

PROJECT LOCATION
VICINITY MAP

ZONE CHANGE No. 2009-01



III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Project Title:** Zone Change No. 2009-01, Zoning Ordinance Text Amendment and Negative Declaration No. 2009-01.
2. **Lead Agency Name and Address:** City of Calexico, 608 Heber Avenue; Calexico, CA 92231.
3. **Contact Person and Phone Number:** Mark Vasquez, Associate Planner
(760) 768 -2105.
4. **Project Location:** N/A.
5. **Project Sponsor's Name and Address:** City of Calexico, 608 Heber Avenue; Calexico, 92231.
6. **General Plan Designation:** N/A
7. **Zoning:** N/A
8. **Project Location and Setting:**
The entire project area is generally located north of Cole Road and west of W. Van De Graaff Blvd. and consists of approximately 100 acres of land under separate ownership. The site contains mixed industrial uses consisting of trucking and warehousing businesses and vacant land.
9. **Project Description:**
The project proposes a change of zone from CH, Commercial Highway to IND, General Industrial in order to bring the site into conformity with the General Plan. The General Industrial zone designation is one which is intended as an area for modern industrial, research, and administrative facilities that can meet high performance and development standards. Activities in such zones, are intended to promote employment opportunities in manufacturing, service, research, and development, engineering and wholesale trade.

The Zoning Ordinance Text Amendment proposes the addition an unlisted use, "automobile wrecking" to the IND, General Industrial zone designation as either an outright allowable use or allowed subject to the issuance of a Conditional Use Permit.
10. **Other Public Agencies Whose Approval is required.** N/A

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

C. DETERMINATION:

On the basis of this initial evaluation:



I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.



I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.



I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Mark Vasquez, Associate Planner

Date

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?				X

IX. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?				X
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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X
XIV. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

V. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

IV ENVIRONMENTAL ANALYSIS

This section provides an evaluation of the impact categories and questions contained in the Environmental Checklist.

I. AESTHETICS

a) **Have a substantial adverse effect on a scenic vista?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone.
There is no relevance to this issue.

b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone.
There is no relevance to this issue.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone.
There is no relevance to this issue.

d) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone.
There is no relevance to this issue.

MITIGATION MEASURES

None required.

II. AGRICULTURE RESOURCES

a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone.
There is no relevance to this issue.

b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone.
There is no relevance to this issue.

- c) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

MITIGATION MEASURES

None required.

III. AIR QUALITY

- a) **Conflict with or obstruct implementation of the applicable air quality plan?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

The zone change is being proposed in order to bring the property into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- e) **Create objectionable odors affecting a substantial number of people?**

The zone change is being proposed in order to bring the property into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

MITIGATION MEASURES

None Required

IV. BIOLOGICAL RESOURCES

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

The zone change is being proposed in order to bring the property into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial Zone. There is no relevance to this issue. No impacts will result from the project.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

MITIGATION MEASURES

None required.

V. CULTURAL RESOURCES

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone.

There is no relevance to this issue.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial Zone.

There is no relevance to this issue.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone.

There is no relevance to this issue.

MITIGATION MEASURES

None required

VI. GEOLOGY AND SOILS

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone.

There is no relevance to this issue.

- i.) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- ii) **Strong seismic ground shaking?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- iii) **Seismic-related ground failure, including liquefaction?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

iv) Landslides?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

b) Result in substantial soil erosion or the loss of topsoil?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

e) Have soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

MITIGATION MEASURES

None required.

VII. HAZARDS AND HAZARDOUS MATERIALS

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.
- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.
- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?** The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.
- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.
- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.
- h) **Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

MITIGATION MEASURES

None required.

VIII. HYDROLOGY AND WATER QUALITY

- a) **Violate any water quality standards or waste discharge requirements?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this

- b) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text
Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue
- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?**
The zone change is being proposed in order to bring the property into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text
Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.
- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?**
The zone change is being proposed in order to bring the property into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text
Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue
- e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text
Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue
- f) **Otherwise substantially degrade water quality?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text
Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue
- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text
Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the I, General Industrial zone. There is no relevance to this issue.
- h) **Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text
Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.
- i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**
The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text

Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial Zone. There is no relevance to this issue.

j) Inundation by seiche, tsunami, or mudflow?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text

Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

MITIGATION MEASURE

None required.

IX. LAND USE AND PLANNING

a) Physically divide an established community?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text

Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text

Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

MITIGATION MEASURES

None required.

X. MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text

Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text

Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND,

MITIGATION MEASURES

None required.

XI. NOISE

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed on order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

MITIGATION MEASURES

None Required

XII. POPULATION AND HOUSING

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

MITIGATION MEASURES

None required.

XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) **Fire protection?**

There is no relevance to this issue. No impacts will result from the project.

- b) **Police protection?**

There is no relevance to this issue. No impacts will result from the project.

- c) **Schools?**

There is no relevance to this issue. No impacts will result from the project.

- d) **Parks?**

There is no relevance to this issue. No impacts will result from the project.

- e) **Other public facilities?**

There is no relevance to this issue. No impacts will result from the project.

MITIGATION MEASURES

XIV. RECREATION

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

MITIGATION MEASURES

None required except for payment of park fees.

XV. TRANSPORTATION/TRAFFIC

- a) **Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue. No impacts will result from the project.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the I, General Industrial zone. There is no relevance to this issue. No impacts will result from the project.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

e) Result in inadequate emergency access?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

f) Result in inadequate parking capacity?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The zone change is being proposed in order to bring the property into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue. No impacts will result from the project

MITIGATION MEASURES

None required

XVI. UTILITIES AND SERVICE SYSTEMS

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the I, General Industrial zone. There is no relevance to this issue. No impacts will result from the project

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the

provider's existing comments?

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone. There is no relevance to this issue.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the IND, General Industrial Zone. There is no relevance to this issue.

MITIGATION MEASURES

None required

V. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the I, General Industrial zone. There is no relevance to this issue.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the I, General Industrial zone. There is no relevance to this issue.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

The zone change is being proposed in order to bring the site into conformity with the General Plan as mandated by state law. The Zoning Ordinance Text Amendment is being proposed in order to add an unlisted use, "automobile wrecking" to the I, General Industrial zone. There is no relevance to this issue.

VI. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. CITY OF CALEXICO

- Oliver M. Alvarado, Interim Planning Manager
- Mark Vasquez, Associate Planner

B. OTHER CITY DEPARTMENTS

VII. REFERENCES

1. City of Calexico General Plan
2. City of Calexico Municipal Code

NEGATIVE DECLARATION – City of Calexico

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Public Review Period: March 6, 2009 through March 26, 2009

Project Name: Zone Change No. 2009-01 and Zoning Ordinance Text Amendment No. 2009-01

Project Applicant: Luis Armando Rioseco, 20 Palm Drive, Calexico, Ca. 92231

Project Location and Setting:

The entire project area is generally located north of Cole Road and west of W. Van De Graaff Blvd. and consists of approximately 100 acres of land under separate ownership. The site contains mixed industrial uses consisting of trucking and warehousing businesses and vacant land.

Project Description:

The project proposes a change of zone from CH, Commercial Highway to IND, Industrial in order to bring the site into conformity with the General Plan. The General Industrial Zone designation is one which is intended as an area for modern industrial, research, and administrative facilities that can meet high performance and development standards. Activities in such zones, are intended to promote employment opportunities in manufacturing, service, research, and development, engineering and wholesale trade.

The Zoning Ordinance Text Amendment proposes the addition an unlisted use, “automobile wrecking” to the IND, General Industrial zone designation as either an outright allowable use or allowed subject to the issuance of a Conditional Use Permit.

FINDING

This is to advise that the City of Calexico, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environmental and is proposing this Mitigated Negative Declaration based upon the following findings:



The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.



The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A MITIGATED NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the City of Calexico, Planning Division, 608 Heber Ave., Calexico, CA, 92231. Phone#: (760) 768-2105.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

Date of Determination

Mark Vasquez, Associate Planner

PLANNING COMMISSION RESOLUTION NO. 2009-____
FOR
NEGATIVE DECLARATION NO. 2009-01

WHEREAS, the city conducted an initial study for the proposed project pursuant to the C.E.Q.A. Guidelines of 1970, as amended; and

WHEREAS, findings of the initial study indicated that the proposed project would not have a significant effect on the environment; and

WHEREAS, Negative Declaration No. 2009-01 was prepared for the proposal; and

WHEREAS, proposed project would not be detrimental to the general health, safety and welfare of the community.

NOW THEREFORE, be it resolved that the Planning Commission of the City of Calexico has considered Negative Declaration No.2009-01 and has determined that the project would have no significant deleterious effect on the environment and orders that Negative Declaration No. 2009-01 be filed pursuant to the C.E.Q.A. Guidelines of 1970, as amended for Zone Change No. 2009-01 and Zoning Ordinance Text Amendment No. 2009-01.

Guillermo Hermosillo, Chairperson
Calexico Planning Commission

I hereby certify that the preceding resolution was adopted by the Planning Commission at a meeting conducted on April 27, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Armando G. Villa
Secretary - Director

RESOLUTION NO. 2009-__

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CALEXICO, CALIFORNIA,
RECOMMENDING TO THE CITY COUNCIL APPROVAL
OF A ZONE CHANGE FROM C-H, COMMERCIAL
HIGHWAY TO IND, GENERAL INDUSTRIAL.
(ZONE CHANGE NO. 2009-01)**

WHEREAS, the city initiated a zone change from C-H, Commercial Highway to IND, General Industrial for approximately 100 acres of land generally located along the north side of Cole Boulevard and west of Van de Graaff Boulevard, further described as APN's 059-343-6, 059-343-16, 059-343-14, 059-343-3, 059-343-2, 059-1, 059-343-13, 059-343-12, 59-343-11, 059-343-18, 59-343-8, 059-343-7, 059-344-07, 059-344-10, 059-343-4, 059-344-03, 059-344-02, 059-344-01, 059-344-13, 059-344-12, 059-344-11, 059-342-15, 59-342-14, 059-342-20, 059-342-19, 059-342-12, 59-342-25, 059-342-26, 059-342-17, and the southerly 1,300 feet of parcel 7 as shown in assessor's parcel book 59 page 02 containing perimeter east line of the right-of way of the Southern Pacific Railroad, north right-of way of Cole Road, and west right-of --way line of Sunset Blvd and;

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of making recommendations to the City Council for changes to the approved Zoning Map; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to this item on April 27, 2009.

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered Negative Declaration No. 2009-01, prior to making a decision to recommend that the City Council approve the proposed amendment to the Zoning Map. The Planning Commission finds and determines that the Negative Declaration is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

SECTION 2. That in accordance with State Planning and Zoning law and the City of Calexico Municipal Code, the following findings for the approval of Zone Change No. 2009-01, have been made:

1. The proposed zone change will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.
2. The proposed action will be consistent with the Goals, Objectives, and Policies of the General Plan and the development standards established under the Calexico Municipal Code (CMC).

**PLANNING COMMISSION RESOLUTION FOR
ZONE CHANGE NO. 2008-06
Page 2 of 2**

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Calexico DOES HEREBY RECOMMEND that the City Council of the City of Calexico approve proposed Zone Change No. 2009-01.

Guillermo Hermosillo, Chairperson
Calexico Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on April 27, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Armando G. Villa
Secretary - Director

**PLANNING COMMISSION RESOLUTION NO. 2009-
FOR
ZONING ORDINANCE TEXT AMENDMENT NO. 2009-01**

WHEREAS, public hearing was held on Zoning Ordinance Text Amendment No. 2009-01, on April 27, 2009 in the Council Chambers, 608 Heber Avenue., Calexico, California; and

WHEREAS, public hearing was advertised according to law; and

WHEREAS, petition was initiated by the City of Calexico; and

WHEREAS, no one was present to object to the petition nor were any objections filed with the Commission; and

WHEREAS, proposed amendment is in conformity with the General Plan, map and text, and other development policies of the City; and

WHEREAS, proposed amendment is appropriate for the property or properties which will be affected by such action, with consideration given to access, size of parcel(s), relationship to similar or related uses and other considerations deemed relevant by the Commission; and

WHEREAS, proposed amendment is necessary and proper at this time, and is not likely to be detrimental to property or residents affected by such action; and

WHEREAS, proposed amendment would not have a significant deleterious effect on the environment; and

WHEREAS, Negative Declaration No. 2009-01 was prepared and considered for the proposal pursuant to the C.E.Q.A. Guidelines of 1970, as amended; and

WHEREAS, proposed amendment could not adversely affect the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved that the Planning Commission recommends approval of Zoning Ordinance Text Amendment No. 2009-01, amending Section 17.07.120(C)(15) Services, as follows:

Chapter 17.07 Industrial Zones, Section 17.07.120(C)(15) is hereby amended to read:

“Section 17.07.120 Permitted and conditional uses - I zones.

The following uses shall be permitted uses where the symbol “P” appears and shall be permitted uses subject to a conditional use permit where the symbol “C” appears in the column beneath each zone designation; the symbol “X” indicates prohibition:

**PLANNING COMMISSION RESOLUTION FOR
ZONING ORDINANCE TEXT AMENDMENT NO. 2009-01
Page 2 of 4**

	I	IR
A. Manufacturing		
1. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobaccos, wood, and yarns; novelty items, (not including fireworks or other explosive type items), electrical and related parts; electrical appliances, motors, and devices; radio, televisions, phonograph, and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils)	P	P
2. Furniture upholstery	P	P
3. Rubber and metal stamp manufacturing	P	P
4. Laboratories; chemical, dental, electrical, optical, mechanical, and medical	P	P
5. Bottling plants	P	P
6. Cement products manufacturing	C	C
7. Packing houses	P	P
8. Citrus products manufacturing, including frozen foods	P	P
B. Storage and Wholesale Trades		
1. Mini storage, public storage, and storage warehouses. (No retail or wholesale selling is permitted, no outdoor storage and no habitation of any kind)	P	P
2. Moving and storage firms	P	P
3. Building materials and lumber storage yards and/or contractors yards	P	P
4. Building equipment storage, sales, rentals	P	P
5. Automobile fleet storage	P	P
6. Livestock sales and feed yards	X	C
7. Trailer, truck or bus terminal	P	P
C. Services		
1. Animal hospital or veterinary clinic and/or office		
a. Large animal	P	P
b. Small animal	P	P
2. Automobile, truck, mobile home, and/or tractor services including but not limited to sales, rental agencies, body repair, painting, and car washes	P	P
3. Blueprinting and photocopying	P	P
4. Business, professional, and research offices	P	P
5. Cleaning and dyeing plant	X	C
6. Distributors, showrooms, and administrative offices	P	P

**PLANNING COMMISSION RESOLUTION FOR
ZONING ORDINANCE TEXT AMENDMENT NO. 2009-01**

Page 3 of 4

7. Eating and drinking establishments		
a. Bars	C	C
b. Nightclubs, cabarets, restaurants, coffee shops, delicatessens:		
1. With alcoholic beverages and/or entertainment	C	C
2. Without alcoholic beverages, but including entertainment	P	P
3. Without alcoholic beverages	P	P
c. Snack bars, take-out only, refreshment stands contained within a building	P	P
d. Fast food restaurants with drive-in or drive-through	P	P
8. Kennels	P	P
9. Newspaper publishing, printing, and distribution, general printing, and lithography	P	P
10. Gasoline dispensing and/or automotive service station	P	P
11. Retail commercial when the parking requirements for commercial uses have been provided in accordance with Chapter 17.13	P	P
12. Tire retreading and recapping	P	P
13. Motels, hotels and convention centers	C	C
14. Swap meets (in accordance with Chapter 5.76)	P	P
15. Auto Wrecking	C	C
D. Public and Semi-Public Uses		
1. Day nurseries, day care schools and nursery schools	P	P
2. Post offices and post terminals	P	P
3. Public facilities, including but not limited to city headquarters, Imperial irrigation district, public utility, state, county, and federal facilities, libraries, public offices, pumping stations, wastewater treatment plants, equipment buildings, and similar installations	P	P
4. Public utility service yards	P	P
5. Educational institutions public or private including vocational schools	P	P
6. Religious institutions	P	P
E. Agricultural Uses		
1. Farms or ranches for orchards, tree crops, field crops, truck or flower gardening, and growing of nursery plants, including the sale of products raised on the premises	P	P
2. Animal grazing and raising, commercial or noncommercial, only when said property is vacant and one acre or greater in size	P	P
F. Accessory Uses		
1. Accessory structures and uses located on the same site as a permitted or conditional use	P	P
2. Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker	P	P

**PLANNING COMMISSION RESOLUTION FOR
ZONING ORDINANCE TEXT AMENDMENT NO. 2009-01
Page 4 of 4**

rooms

3. Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use

P

P

G. Temporary Uses

1. Temporary uses as prescribed in Section 17.11.120

P

P

PASSED AND ADOPTED on April 27, 2009 by the following vote:

ROLL CALL: AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF CALEXICO
PLANNING COMMISSION

Guillermo Hermosillo, Chairperson

ATTEST:

APPROVED AS TO FORM:

Armando G. Villa
Secretary – Director

Jennifer Lyon
City Attorney

**PLANNING COMMISSION RESOLUTION NO. 2009-07
FOR
NEGATIVE DECLARATION NO. 2009-01**

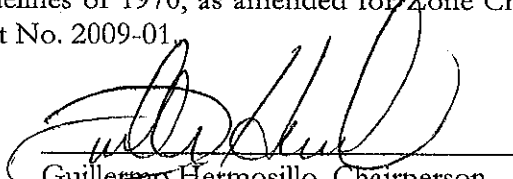
WHEREAS, the city conducted an initial study for the proposed project pursuant to the C.E.Q.A. Guidelines of 1970, as amended; and

WHEREAS, findings of the initial study indicated that the proposed project would not have a significant effect on the environment; and

WHEREAS, Negative Declaration No. 2009-01 was prepared for the proposal; and

WHEREAS, proposed project would not be detrimental to the general health, safety and welfare of the community.

NOW THEREFORE, be it resolved that the Planning Commission of the City of Calexico has considered Negative Declaration No.2009-01 and has determined that the project would have no significant deleterious effect on the environment and orders that Negative Declaration No. 2009-01 be filed pursuant to the C.E.Q.A. Guidelines of 1970, as amended for Zone Change No. 2009-01 and Zoning Ordinance Text Amendment No. 2009-01.


Guillermo Hermosillo, Chairperson
Calexico Planning Commission

I hereby certify that the preceding resolution was adopted by the Planning Commission at a meeting conducted on April 27, 2009 by the following vote:

AYES: Martinez, Hargrave, Hermosillo, Higuera, Rodriguez

NOES: None.

ABSENT: None.

ABSTAIN: None.

ATTEST:



Armando G. Villa
Secretary - Director

RESOLUTION NO. 2009-08

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CALEXICO, CALIFORNIA,
RECOMMENDING TO THE CITY COUNCIL APPROVAL
OF A ZONE CHANGE FROM C-H, COMMERCIAL
HIGHWAY TO IND, GENERAL INDUSTRIAL.
(ZONE CHANGE NO. 2009-01)**

WHEREAS, the city initiated a zone change from C-H, Commercial Highway to IND, General Industrial for approximately 100 acres of land generally located along the north side of Cole Boulevard and west of Van de Graaff Boulevard, excluding the area west of Sunset Blvd. further described as APN's 059-343-6, 059-343-16, 059-343-14, 059-343-3, 059-343-2, 059-1, 059-343-13, 059-343-12, 59-343-11, 059-343-18, 59-343-8, 059-343-7, 059-344-07, 059-344-10, 059-343-4, 059-344-03, 059-344-02, 059-344-01, 059-344-13, 059-344-12, 059-344-11, 059-342-15, 59-342-14, 059-342-20, 059-342-19, 059-342-12, 59-342-25, 059-342-26, 059-342-17, and;

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of making recommendations to the City Council for changes to the approved Zoning Map; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to this item on April 27, 2009.

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered Negative Declaration No. 2009-01, prior to making a decision to recommend that the City Council approve the proposed amendment to the Zoning Map. The Planning Commission finds and determines that the Negative Declaration is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

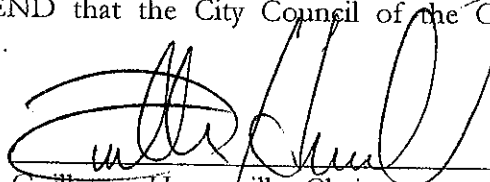
SECTION 2. That in accordance with State Planning and Zoning law and the City of Calexico Municipal Code, the following findings for the approval of Zone Change No. 2009-01, have been made:

1. The proposed zone change will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.
2. The proposed action will be consistent with the Goals, Objectives, and Policies of the General Plan and the development standards established under the Calexico Municipal Code (CMC).

**PLANNING COMMISSION RESOLUTION FOR
ZONE CHANGE NO. 2008-06**

Page 2 of 2

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Calexico DOES HEREBY RECOMMEND that the City Council of the City of Calexico approve proposed Zone Change No. 2009-01.



Guillermo Hermosillo, Chairperson
Calexico Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on April 27, 2009 by the following vote:

AYES: Martinez, Hargrave, Hermosillo, Higuera, Rodriguez
NOES: None.
ABSENT: None.
ABSTAIN: None.

ATTEST:



Armando G. Villa
Secretary - Director

**PLANNING COMMISSION RESOLUTION NO. 2009-09
FOR
ZONING ORDINANCE TEXT AMENDMENT NO. 2009-01**

WHEREAS, public hearing was held on Zoning Ordinance Text Amendment No. 2009-01, on April 27, 2009 in the Council Chambers, 608 Heber Avenue., Calexico, California; and

WHEREAS, public hearing was advertised according to law; and

WHEREAS, petition was initiated by the City of Calexico; and

WHEREAS, no one was present to object to the petition nor were any objections filed with the Commission; and

WHEREAS, proposed amendment is in conformity with the General Plan, map and text, and other development policies of the City; and

WHEREAS, proposed amendment is appropriate for the property or properties which will be affected by such action, with consideration given to access, size of parcel(s), relationship to similar or related uses and other considerations deemed relevant by the Commission; and

WHEREAS, proposed amendment is necessary and proper at this time, and is not likely to be detrimental to property or residents affected by such action; and

WHEREAS, proposed amendment would not have a significant deleterious effect on the environment; and

WHEREAS, Negative Declaration No. 2009-01 was prepared and considered for the proposal pursuant to the C.E.Q.A. Guidelines of 1970, as amended; and

WHEREAS, proposed amendment could not adversely affect the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved that the Planning Commission recommends approval of Zoning Ordinance Text Amendment No. 2009-01, amending Section 17.07.120(C)(15) Services, as follows:

Chapter 17.07 Industrial Zones, Section 17.07.120(C)(15) is hereby amended to read:

“Section 17.07.120 Permitted and conditional uses - I zones.

The following uses shall be permitted uses where the symbol “P” appears and shall be permitted uses subject to a conditional use permit where the symbol “C” appears in the column beneath each zone designation; the symbol “X” indicates prohibition:

**PLANNING COMMISSION RESOLUTION FOR
ZONING ORDINANCE TEXT AMENDMENT NO. 2009-01**

Page 2 of 4

	I	IR
A. Manufacturing		
1. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobaccos, wood, and yarns; novelty items, (not including fireworks or other explosive type items), electrical and related parts; electrical appliances, motors, and devices; radio, televisions, phonograph, and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils)	P	P
2. Furniture upholstery	P	P
3. Rubber and metal stamp manufacturing	P	P
4. Laboratories; chemical, dental, electrical, optical, mechanical, and medical	P	P
5. Bottling plants	P	P
6. Cement products manufacturing	C	C
7. Packing houses	P	P
8. Citrus products manufacturing, including frozen foods	P	P
B. Storage and Wholesale Trades		
1. Mini storage, public storage, and storage warehouses. (No retail or wholesale selling is permitted, no outdoor storage and no habitation of any kind)	P	P
2. Moving and storage firms	P	P
3. Building materials and lumber storage yards and/or contractors yards	P	P
4. Building equipment storage, sales, rentals	P	P
5. Automobile fleet storage	P	P
6. Livestock sales and feed yards	X	C
7. Trailer, truck or bus terminal	P	P
C. Services		
1. Animal hospital or veterinary clinic and/or office		
a. Large animal	P	P
b. Small animal	P	P
2. Automobile, truck, mobile home, and/or tractor services including but not limited to sales, rental agencies, body repair, painting, and car washes	P	P
3. Blueprinting and photocopying	P	P
4. Business, professional, and research offices	P	P
5. Cleaning and dyeing plant	X	C
6. Distributors, showrooms, and administrative offices	P	P
7. Eating and drinking establishments		

**PLANNING COMMISSION RESOLUTION FOR
ZONING ORDINANCE TEXT AMENDMENT NO. 2009-01**

Page 3 of 4

a. Bars	C	C
b. Nightclubs, cabarets, restaurants, coffee shops, delicatessens:		
1. With alcoholic beverages and/or entertainment	C	C
2. Without alcoholic beverages, but including entertainment	P	P
3. Without alcoholic beverages	P	P
c. Snack bars, take-out only, refreshment stands contained within a building	P	P
d. Fast food restaurants with drive-in or drive-through	P	P
8. Kennels	P	P
9. Newspaper publishing, printing, and distribution, general printing, and lithography	P	P
10. Gasoline dispensing and/or automotive service station	P	P
11. Retail commercial when the parking requirements for commercial uses have been provided in accordance with Chapter 17.13	P	P
12. Tire retreading and recapping	P	P
13. Motels, hotels and convention centers	C	C
14. Swap meets (in accordance with Chapter 5.76)	P	P
15. Auto Wrecking	C	C
D. Public and Semi-Public Uses		
1. Day nurseries, day care schools and nursery schools	P	P
2. Post offices and post terminals	P	P
3. Public facilities, including but not limited to city headquarters, Imperial irrigation district, public utility, state, county, and federal facilities, libraries, public offices, pumping stations, wastewater treatment plants, equipment buildings, and similar installations	P	P
4. Public utility service yards	P	P
5. Educational institutions public or private including vocational schools	P	P
6. Religious institutions	P	P
E. Agricultural Uses		
1. Farms or ranches for orchards, tree crops, field crops, truck or flower gardening, and growing of nursery plants, including the sale of products raised on the premises	P	P
2. Animal grazing and raising, commercial or noncommercial, only when said property is vacant and one acre or greater in size	P	P
F. Accessory Uses		
1. Accessory structures and uses located on the same site as a permitted or conditional use	P	P
2. Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms	P	P

**PLANNING COMMISSION RESOLUTION FOR
ZONING ORDINANCE TEXT AMENDMENT NO. 2009-01**
Page 4 of 4

3. Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use	P	P
G. Temporary Uses		
1. Temporary uses as prescribed in Section 17.11.120	P	P

PASSED AND ADOPTED on April 27, 2009 by the following vote:

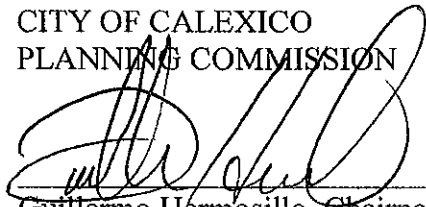
ROLL CALL: AYES: Martinez, Hargrave, Hermosillo, Higuera, Rodriguez

NOES: None.

ABSENT: None.

ABSTAIN: None.

CITY OF CALEXICO
PLANNING COMMISSION


Guillermo Hermosillo, Chairperson

ATTEST:



Armando G. Villa
Secretary -- Director

APPROVED AS TO FORM:

Jennifer Lyon
City Attorney

RESOLUTION NO. 09-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CALEXICO ADOPTING NEGATIVE DECLARATION
NO. 2009-01 WITHOUT MITIGATION MONITORING
PLAN FOR**

PROJECT: Zone Change No. 2009-01 and Zoning Ordinance Text Amendment No. 2009-01. The project proposes a Zone Change from C-H, Commercial Highway to IND, General Industrial for approximately 44 acres of land generally located along the north side of Cole Road and west of W. Van De Graaff Blvd. extending to Sunset Blvd. The Zoning Ordinance Text Amendment proposes to add an unlisted use, "automobile wrecking" to the IND, General Industrial zone as an allowable use subject to the issuance of a Conditional Use Permit.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines, of 1970, as amended, a Negative Declaration without mitigation measures and monitoring program is appropriate for the above named project; and

WHEREAS, on the basis of the whole record, including the Initial Study for the above-named project and comments received, the City Council finds that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the City of Calexico's independent judgment and analysis; and

WHEREAS, the City Clerk and Director of Planning and Development Services located at 608 Heber Avenue, Calexico, California, are the custodians of the records or materials which constitutes the record of proceedings upon which the City Council's decision is based in this matter.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. That the above and foregoing is true, correct and adopted.
2. That the Negative Declaration without mitigation measures and monitoring program, a copy of which is on file in the Office of the City Clerk, for the above named project is hereby adopted.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Calexico, California, held on this ____ day of _____, 2009.

CITY OF CALEXICO

Louis Fuentes, Mayor

ATTEST:

Lourdes Cordova
City Clerk

APPROVED AS TO FORM:

Jennifer M Lyon, City Attorney

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) ss
CITY OF CALEXICO)

I, Lourdes Cordova, City Clerk of the City of Calexico, California, do hereby certify that the foregoing Resolution No. 2009-____ was duly and regularly adopted at a regular meeting of the City Council of the City of Calexico, California held on this _____ day of _____, 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lourdes Cordova, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF CALEXICO, CALIFORNIA APPROVING A CHANGE
OF ZONE FROM C-H, COMMERCIAL HIGHWAY TO
IND, GENERAL INDUSTRIAL FOR APPROXIMATELY 44
ACRES OF LAND GENERALLY LOCATED ALONG THE
NORTH SIDE OF COLE BLVD. AND WEST OF W. VAN
DE GRAFF BLVD. EXTENDING TO SUNSET BLVD.
(ZONE CHANGE No. 2009-01)**

WHEREAS, the city initiated an application to change the Zoning classification from C-H, Commercial Highway to IND, General Industrial for 28 parcels of land totaling approximately 44 acres generally located along the north side of Cole Blvd., extending westerly from W. Van De Graff Blvd. to Sunset Blvd., herein depicted on map attached as exhibit A and further described as APN's: 059-343-6, 059-343-16, 059-343-14, 059-343-3, 059-343-2, 059-343-1, 059-343-13, 059-343-12, 59-343-11, 059-343-18, 59-343-8, 059-343-7, 059-344-10, 059-343-4, 059-344-03, 059-344-02, 059-344-01, 059-344-13, 059-344-12, 059-344-11, 059-342-15, 59-342-14, 059-342-20, 059-342-19, 059-342-12, 59-342-25, 059-342-26, 059-342-17, and;

WHEREAS, the City Council of the City of Calexico has been delegated with the responsibility of approving changes to the City's Zoning Map; and

WHEREAS, the Planning Commission, at its regular meeting on April 27, 2009, held a duly noticed public hearing, and recommended to the City Council approval of Zone Change No. 2009-01 with the adoption of Resolution No. 2009-08; and

WHEREAS, the City Council held a duly noticed public hearing on _____, 2009 at which time all interested parties were given an opportunity to address the City Council on these matters; and

WHEREAS, The City Council of the City of Calexico, California finds that the proposed Zone Change is consistent with the policies and goals of the adopted General Plan and in accordance with State Planning and Zoning law and the City Municipal Code.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CALEXICO
DOES HEREBY ORDAIN AS FOLLOWS:**

SECTION 1. The City Council has considered the report and recommendation of the Planning Commission including, Negative Declaration No. 2009-01, prior to making a decision to approve the proposed amendment to the Zoning Map. The City Council finds and determines that Negative Declaration No. 2009-01 prepared for the proposal is adequate and in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

SECTION 2. That in accordance with State Planning and Zoning law and the City of Calexico Municipal Code the following findings for the approval of proposed Zone Change No. 2009-01 have been made:

**CITY COUNCIL ORDINANCE FOR
ZONE CHANGE NO. 2009-01**

Page 2 of 3

1. The proposed zone change will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.
2. The proposed action will be consistent with the Goals, Objectives, and Policies of the General Plan and the development standards established under the Calexico Municipal Code (CMC).

SECTION 3. The Official Zoning Map of the City shall be amended to reflect Zone Change No. 2009-01.

SECTION 4. Severability. If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance provisions or clauses or applications therefore which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this ordinance are declared to be severable.

PASSED, APPROVED AND ADOPTED, at a regular meeting of the City Council of the City of Calexico, California held on this ____ day of _____ 2009.

CITY OF CALEXICO

LOUIS FUENTES, MAYOR

ATTEST:

LOURDES CORDOVA, CITY CLERK

**CITY COUNCIL ORDINANCE FOR
ZONE CHANGE NO. 2009-01
Page 3 of 3**

APPROVED AS TO FORM:

JENNIFER M. LYON, CITY ATTORNEY

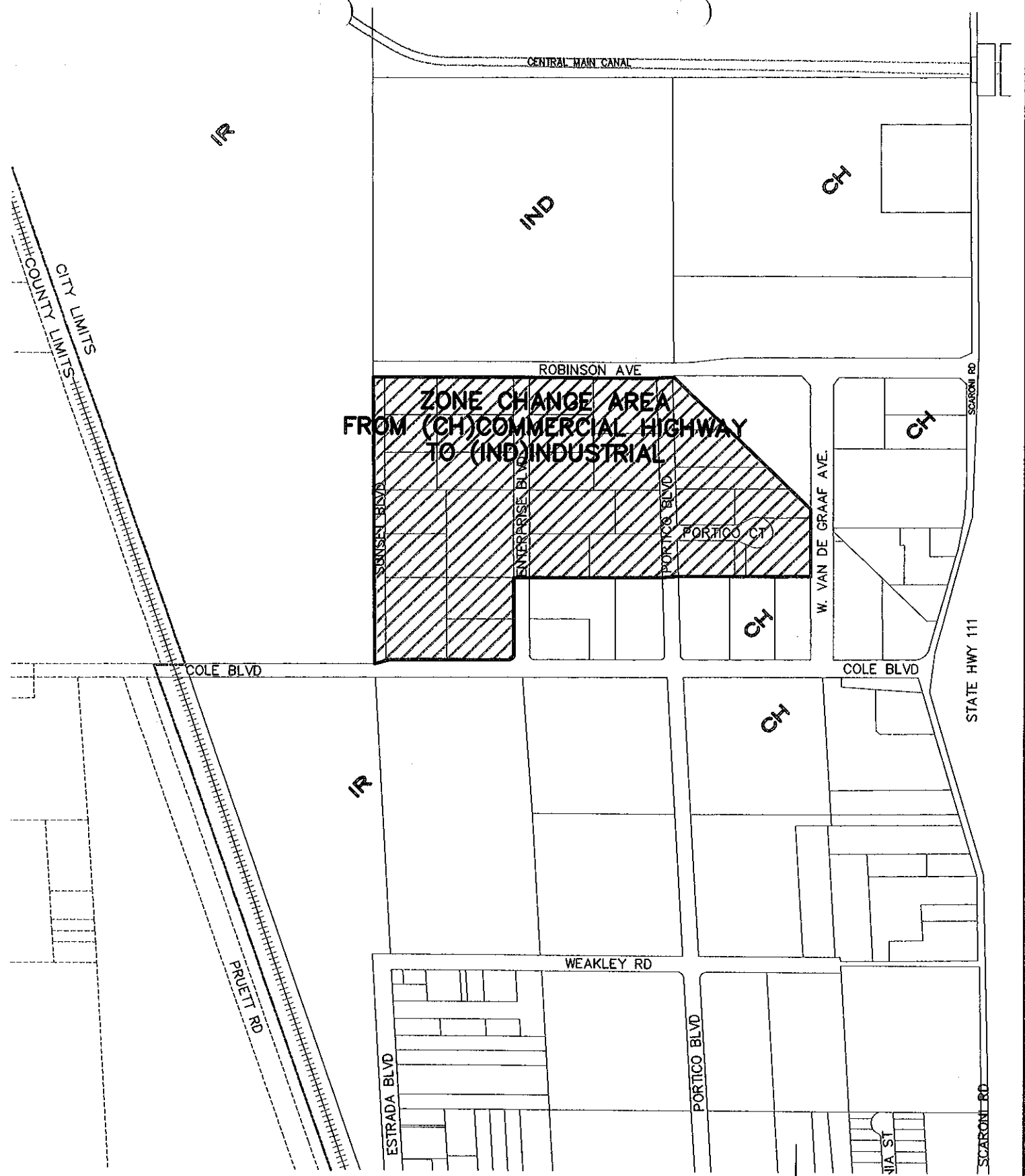
STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) SS
CITY OF CALEXICO)

I Lourdes Cordova, City Clerk of the City of Calexico, California, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of Ordinance No. _____, that was duly and regularly introduced at a regular meeting of said City Council held on _____, 2009 and was adopted by said City Council at a regular meeting held on _____, 2009, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

LOURDES CORDOVA, CITY CLERK

SEAL



IND=INDUSTRIAL ZONE
CH= COMMERCIAL HIGHWAY ZONE
IR=INDUSTRIAL RAILROAD ZONE

PROJECT LOCATION
VICINITY MAP
ZONE CHANGE No. 2009-01



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALEXICO AMENDING
CHAPTER 17 SECTIONS 17.07.120(C)(15).**

WHEREAS, the Council ("Council") of the City of Calexico adopted the update to Chapter 17 of the Calexico Municipal Code ("Code") in 1992; and

WHEREAS, the Council wishes to amend section 17.07.120(C)(15); of the Calexico Municipal Code; and

WHEREAS, the proposed amendments would address issues related to the existing regulations for projects meeting the definition of an auto wrecking, recycling or dismantling use in the IND zones and be allowed subject to the issuance of a Conditional Use Permit (CUP)

**NOW THEREFORE, THE COUNCIL OF THE CITY OF CALEXICO HEREBY
ORDAINS AS FOLLOWS:**

SECTION 1: Section 17.07.120(C)(15) is hereby amended to read as follows:

"Section 17.07.120 Permitted and Conditional uses--IND zones.

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a conditional use permit where the symbol "C" appears in the column beneath each zone designation; the symbol "X" indicates prohibition:

	I	IR
A. Manufacturing		
1. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobaccos, wood, and yarns; novelty items, (not including fireworks or other explosive type items), electrical and related parts; electrical appliances, motors, and devices; radio, televisions, phonograph, and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils)	P	P
2. Furniture upholstery	P	P
3. Rubber and metal stamp manufacturing	P	P
4. Laboratories; chemical, dental, electrical, optical, mechanical, and medical	P	P

5. Bottling plants	P	P
6. Cement products manufacturing	C	C
7. Packing houses	P	P
8. Citrus products manufacturing, including frozen foods	P	P

B. Storage and Wholesale Trades

1. Mini storage, public storage, and storage warehouses. (No retail or wholesale selling is permitted, no outdoor storage and no habitation of any kind)	P	P
2. Moving and storage firms	P	P
3. Building materials and lumber storage yards and/or contractors yards	P	P
4. Building equipment storage, sales, rentals	P	P
5. Automobile fleet storage	P	P
6. Livestock sales and feed yards	X	C
7. Trailer, truck or bus terminal	P	P

C. Services

1. Animal hospital or veterinary clinic and/or office		
a. Large animal	P	P
b. Small animal	P	P
2. Automobile, truck, mobile home, and/or tractor services including but not limited to sales, rental agencies, body repair, painting, and car washes	P	P
3. Blueprinting and photocopying	P	P
4. Business, professional, and research offices	P	P
5. Cleaning and dying plant	X	C
6. Distributors, showrooms, and administrative offices	P	P
7. Eating and drinking establishments		
a. Bars	C	C
b. Nightclubs, cabarets, restaurants, coffee shops, delicatessens:		
1. With alcoholic beverages and/or entertainment	C	C
2. Without alcoholic beverages, but including entertainment	P	P
3. Without alcoholic beverages	P	P
c. Snack bars, take-out only, refreshment stands contained within a building	P	P
d. Fast food restaurants with drive-in or drive-through	P	P
8. Kennels	P	P
9. Newspaper publishing, printing, and distribution, general printing, and	P	P

lithography

10. Gasoline dispensing and/or automotive service station	P	P
11. Retail commercial when the parking requirements for commercial uses have been provided in accordance with Chapter 17.13	P	P
12. Tire retreading and recapping	P	P
13. Motels, hotels and convention centers	C	C
14. Swap meets (in accordance with Chapter 5.76)	P	P
15. Auto Wrecking	C	C

D. Public and Semi-Public Uses

1. Day nurseries, day care schools and nursery schools	P	P
2. Post offices and post terminals	P	P
3. Public facilities, including but not limited to city headquarters, Imperial irrigation district, public utility, state, county, and federal facilities, libraries, public offices, pumping stations, wastewater treatment plants, equipment buildings, and similar installations	P	P
4. Public utility service yards	P	P
5. Educational institutions public or private including vocational schools	P	P
6. Religious institutions	P	P

E. Agricultural Uses

1. Farms or ranches for orchards, tree crops, field crops, truck or flower gardening, and growing of nursery plants, including the sale of products raised on the premises	P	P
2. Animal grazing and raising, commercial or noncommercial, only when said property is vacant and one acre or greater in size	P	P

F. Accessory Uses

1. Accessory structures and uses located on the same site as a permitted or conditional use	P	P
2. Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms	P	P
3. Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use	P	P

G. Temporary Uses

1. Temporary uses as prescribed in Section 17.11.120	P	P
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SECTION 2. This ordinance shall take effect thirty (30) days after the date of its passage and adoption.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remainder of the Ordinance. The Council hereby declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion hereof, irrespective of that fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 4. The City Clerk shall certify to the adoption of this Ordinance and shall cause this ordinance, or a summary thereof, to be published as required by law.

PASSED, APPROVED AND ADOPTED this 19th day of May, 2009.

, Louis Fuentes, Mayor

ATTEST:

Lourdes Cordova
City Clerk

APPROVED AS TO FORM:

Jennifer M Lyon, City Attorney

I, Lourdes Cordova, City Clerk of the City of Calexico and ex-officio Clerk of the Council, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of Ordinance No. _____ that was duly and regularly introduced at a regular meeting of said City Council held on _____, 2009 and was adopted by said City Council at a regular meeting held on _____, 2009, by the following vote:

AYES:
NOES:
ABSENT:

ABSTAIN:

Lourdes Cordova, City Clerk